



JAMES A. NOYES, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"Enriching Lives"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
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ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

December 4, 2003

IN REPLY PLEASE

REFER TO FILE: **MP-6**
67.042

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**FLINT CANYON CHANNEL - PARCEL 37F.1 - TRANSFER OF PROPERTY
INTEREST FROM THE COUNTY OF LOS ANGELES IN FAVOR OF THE
LOS ANGELES COUNTY FLOOD CONTROL DISTRICT
FLINT CANYON CHANNEL - PARCELS 36EX AND 37EX.3 (PARTS A AND B)
SALE OF SURPLUS PROPERTY - CITY OF LA CANADA FLINTRIDGE
SUPERVISORIAL DISTRICT 5
4 VOTES**

IT IS RECOMMENDED THAT YOUR BOARD:

1. Find these transactions categorically exempt from the provisions of the California Environmental Quality Act (CEQA).
2. Declare the County of Los Angeles' (County) interest in Flint Canyon Channel, Parcel 37F.1, located north of Berkshire Avenue and west of Woodleigh Lane in the City of La Canada Flintridge, not required for County use and excess to its needs.
3. Authorize the County to quitclaim its interest in Parcel 37F.1 to the Los Angeles County Flood Control District (District) reserving to the County an easement for riding and hiking trail purposes in Parcel 37RH.
4. Instruct the Chairman, on behalf of the County, to sign the Quitclaim Deed from the County and authorize delivery to the District.

5. Declare the District's easement interest in Flint Canyon Channel, Parcel 36EX (2,017± square feet), and the fee interest in Parcel 37EX.3 (Parts A and B) (2,125± square feet), to be excess property. These parcels are located north of Berkshire Avenue and on the west side of Woodleigh Lane, along and over Flint Canyon Channel, in the City of La Canada Flintridge.
6. Authorize the District to quitclaim its easement and fee title to the underlying and adjacent fee owners, Angelo Joseph La Bruna, Jr. and Linda J. La Bruna, Trustees of the Angelo and Linda La Bruna 1989 Trust, created under Declaration of Trust dated December 7, 1989, for \$22,500, reserving a covered storm drain easement in favor of the District.
7. Instruct the Chairman, on behalf of the District, to sign the Quitclaim of Easement and Quitclaim Deed from the District and authorize delivery to the Grantees.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

These actions will allow the County and the District to clarify their interests to the fee title in Flint Canyon Channel, Parcel 37F.1. These actions will also allow the District to quitclaim the fee in Parcel 37EX.3 (Parts A and B) and its easement in Parcel 36EX to the adjacent and underlying fee owners, Angelo Joseph La Bruna, Jr. and Linda J. La Bruna, Trustees of the Angelo and Linda La Bruna 1989 Trust, created under Declaration of Trust dated December 7, 1989 (Trust), who are currently encroaching on the subject property. A covered storm drain easement in favor of the District is to be reserved in Parcel 37EX.3 designated as Parcel 37DA. The parcels are located along and over Flint Canyon Channel, north of Berkshire Avenue, and on the west side of Woodleigh Lane, in the City of La Canada Flintridge. This purchase by the La Bruna's will eliminate their encroachment on the District's property.

The District acquired an easement interest in Parcel 36EX and title to Parcel 37EX.3 (Parts A and B) as part of the land needed for Flint Canyon Channel. Construction has been completed and Parcel 36EX lies outside of the required right of way. The underlying and adjacent property owners, who want to purchase these properties, are considered to be the only logical purchasers.

Implementation of Strategic Plan Goals

This action is consistent with the County's Strategic Plan Goal of Fiscal Responsibility. The revenue from the sale will be used for flood control purposes. Furthermore, the sale will eliminate the need to maintain the property and reduce the District's expenses and liability.

FISCAL IMPACT/FINANCING

The La Brunas have paid the selling price of \$22,500, which has been deposited into the Flood Control District Fund.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

As required by California Government Code Section 65402(c), a notification of the proposed quitclaim was submitted to the Planning Department of the City of La Canada Flintridge for its report as to conformance with the adopted General Plan. The City of La Canada Flintridge responded that the proposed quitclaim of Parcel 37EX.3 (Parts A and B) is in conformance with their adopted General Plan.

The transfer of the property to the Trust with a reservation of a covered storm drain easement in favor of the District is not considered adverse to the District's purposes and will not hinder the use of the channel for the District's operation and maintenance purposes. The Quitclaim of Easement and Quitclaim Deeds do not transfer rights to any oil, gas, petroleum, or other hydrocarbon and minerals. The Quitclaim of Easement and Quitclaim Deeds are enclosed and have been approved by County Counsel.

In 1948, the County of Los Angeles acquired its interest in Parcel 37F.1 for riding and hiking trail purposes. In 1969, a deed was executed in favor of the District over the same area. The enclosed Quitclaim Deed, from the County, will vest title to Parcel 37F.1 in the District.

The County's transfer to the District by a four-fifths vote is authorized by California Government Code Section 25365. The District's acceptance of Parcel 37F.1 from the County and its transfer of its interests in Parcels 36EX and 37EX.3 are authorized by the Los Angeles County Flood Control Act, Sections 2(4) and 2(13).

The Honorable Board of Supervisors
December 4, 2003
Page 4

ENVIRONMENTAL DOCUMENTATION

With respect to the requirements of the CEQA, the quitclaim of these properties is categorically exempt, as specified in Class 12 of the Environmental Document Reporting Procedures and Guidelines adopted by your Board on November 17, 1987, Synopsis 57, and Section 15312 of State CEQA Guidelines.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

None.

CONCLUSION

These actions are in the County's and District's best interest. Enclosed are an original and two duplicates of the Quitclaim of Easement and an original and two duplicates of each Quitclaim Deed. Please have the originals and duplicates of the Quitclaim of Easement and Quitclaim Deeds signed by the Chairman and acknowledged by the Executive Officer of the Board of Supervisors. Please return the executed originals and one duplicate each of all three documents to this office, retaining one duplicate of each document for your files.

One approved copy of this letter is requested.

Respectfully submitted,

JAMES A. NOYES
Director of Public Works

JT:in
P6:FC:bIFLNT CNYN37F.1

Enc.

cc: Auditor-Controller (Accounting Division - Fixed Asset Unit)
Chief Administrative Office
County Counsel

RECORDING REQUESTED BY
AND MAIL TO:

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
P.O. Box 1460
Alhambra, CA 91802-1460
Attn: Mapping & Property
Management Division
R/W Engineering Section

Space Above This Line Reserved for Recorder's Use

THIS DOCUMENT IS EXEMPT FROM DOCUMENTARY TRANSFER TAX
PURSUANT TO SECTION 11922 OF THE REVENUE & TAXATION CODE

THIS DOCUMENT IS EXEMPT FROM RECORDING FEES PURSUANT
TO SECTION 27383 OF THE GOVERNMENT CODE

Assessor's Identification Number:
5814-024 (Riding & Hiking Trail Portion)

QUITCLAIM DEED

For a valuable consideration, receipt of which is hereby acknowledged, the COUNTY OF LOS ANGELES, a body corporate and politic, hereinafter referred to as "County," does hereby remise, release, and forever quitclaim to the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic, all its right, title, and interest in and to all that real property in the City of La Canada Flintridge, County of Los Angeles, State of California, described in Exhibit "A" attached hereto and by this reference made a part hereof.

EXCEPTING therefrom all oil, gas, petroleum, and other hydrocarbon substances and minerals but without right of entry to the surface of said land.

Dated _____

COUNTY OF LOS ANGELES,
a body corporate and politic

By _____
Chairman, Board of Supervisors of the
County of Los Angeles

(COUNTY-SEAL)

ATTEST:
VIOLET VARONA-LUKENS, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

FLINT CANYON CHANNEL 37F.1 87-RW5.2 and 6 S.D. 5	M0221016
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OG:jb/P/conf./qdOG

By _____
Deputy

Note: Acknowledgment form on reverse side.

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code which authorized the use of facsimile signatures of the Chairman of the Board on all papers, documents, or instruments requiring his/her signature.

The undersigned hereby certifies that on this _____ day of _____, 20_____, the facsimile signature of _____, Chairman of the Board of Supervisors of the COUNTY OF LOS ANGELES was affixed hereto as the official execution of this document. The undersigned further certifies that on this date, a copy of the document was delivered to the Chairman of the Board of Supervisors of the COUNTY OF LOS ANGELES.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.

VIOLET VARONA-LUKENS, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

By _____

Deputy

—
(COUNTY-SEAL)

APPROVED as to form

LLOYD W. PELLMAN, County Counsel

By _____
Deputy

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the within deed or grant is hereby accepted under the authority conferred by Ordinance No. 95-0052, duly and regularly adopted by the Board of Supervisors of the County of Los Angeles on the 26th day of September, 1995, and the Grantee consents to the recordation thereof by its duly authorized officer.

Dated _____

By _____

ASSISTANT DEPUTY DIRECTOR
Mapping & Property Management Division

APPROVED as to title and execution,
_____, 20_____.
DEPARTMENT OF PUBLIC WORKS
Mapping & Property Management Division

MARTIN J. YOUNG
Supervising Title Examiner III

By _____

Conf:locoa

FLINT CANYON CHANNEL 37F.1
87-RW 5.2 and 6
A.P.N. 5814-024-Riding & Hiking Trail
T.G. 535 (C5)
I.M. 174-217
Fifth District
M0221016

LEGAL DESCRIPTION

PARCEL NO. 37F.1

Part A:

That portion of that certain parcel of land in Lot 15, Block 20, Sheet 13, of Flintridge, in the City of La Canada Flintridge, County of Los Angeles, State of California, as shown on map recorded in Book 35, pages 47, 48, and 49, of Maps, in the office of the Recorder of said County, described in deed to the County of Los Angeles, recorded in Book 26859, page 155, of Official Records, in the office of said recorder, within the following described boundaries:

Beginning at the northeasterly corner of Lot 7, Block 2, Sheet 2, of Flintridge, as shown on map recorded in Book 26, pages 23 to 33, inclusive, of said Maps; thence North 76°08'10" West 106.46 feet and North 56°27'40" West 21.38 feet along the northerly boundary of said last-mentioned lot to the most northerly corner of said last-mentioned lot; thence South 80°12'06" East 3.00 feet to a point on a non-tangent curve concave to the north and having a radius of 159.00 feet, a radial of said curve to said point bears South 15°11'26" West; thence easterly along said curve through a central angle of 16°00'59", an arc distance of 44.45 feet; thence non-tangent to said curve North 84°51'17" East 32.53 feet to the beginning of a tangent curve concave to the south and having a radius of 50.00 feet; thence easterly along said last-mentioned curve through a central angle of 8°02'37", an arc distance of 7.02 feet; thence tangent to said last-mentioned curve South 87°06'06" East 20.50 feet to a point on a non-tangent curve concave to the southwest and having a radius of 23.50 feet, a radial of said last-mentioned curve to said last-mentioned point bears North 17°20'21" East; thence southeasterly along said last-mentioned curve through a central angle of 48°52'40", an arc distance of 20.05 feet to the westerly line of Woodleigh Lane, 50 feet wide, as shown on said last-mentioned map; thence South 0°19'50" West along said westerly line, a distance of 20.34 feet to the point of beginning.

Containing: 2,091" s.f.

Part B:

That portion of that certain parcel of land in Lot 6 of above-mentioned Block 2, Sheet 2, of Flintridge, described in deed to the County of Los Angeles, recorded in above-mentioned Book 26859, page 155, within the following described boundaries:

Beginning at the most northerly corner of above-mentioned Lot 7; thence South 22°28'08" West along the westerly line of said last-mentioned lot, a distance of 17.06 feet to the southerly line of said parcel of land; thence North 89°44'00" West along said southerly line, a distance of 2.16 feet; thence parallel with said westerly line, North 22°28'08" East 17.06 feet; thence South 89°44'00" East 2.16 feet to the point of beginning.

Containing: 34± s.f.

EXHIBIT A

RECORDING REQUESTED BY

AND MAIL TO:

Angelo Joseph La Bruna, Jr. and
Linda J. La Bruna
P.O. Box 791
La Canada Flintridge, CA 91012

Space Above This Line Reserved for Recorder's Use

Document transfer tax is \$ _____
() computed on full value of property conveyed, or
() computed on full value less value of liens and
encumbrances remaining at time of sale
LOS ANGELES COUNTY FLOOD CONTROL DISTRICT

Assessor's Identification Number:
5814-024-008 (Portion)

By _____

QUITCLAIM OF EASEMENT

For a valuable consideration, receipt of which is hereby acknowledged, the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic, does hereby remise, release, and forever quitclaim to ANGELO JOSEPH LA BRUNA, JR. and LINDA J. LA BRUNA, Trustees of the Angelo and Linda La Bruna 1989 Trust, created under Declaration of Trust dated December 7, 1989, all its right, title, and interest in and to that certain easement for flood control purposes, including the right to fence, acquired by Final Order of Condemnation, a certified copy of which was recorded July 1, 1965, as Document No. 4647, in Book D2962, page 541, of Official Records, in the office of the Recorder of the County of Los Angeles, insofar and only insofar as said easement exists in, on, over, and across the real property in the City of La Canada Flintridge, County of Los Angeles, State of California, described in Exhibit "A" attached hereto and by this reference made a part hereof.

Dated _____

FLINT CANYON CHANNEL 36EX
87-RW 5.2 and 6
S.D. 5 M0221016

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT,
a body corporate and politic

By _____
Chairman, Board of Supervisors of the
Los Angeles County Flood Control District

(LACFCD-SEAL)

ATTEST:

VIOLET VARONA-LUKENS, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

By _____
Deputy

OAG:fr
9P:\Conf\qeflt cn36ex

NOTE: Acknowledgment form on reverse side

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code which authorized the use of facsimile signatures of the Chairman of the Board on all papers, documents, or instruments requiring his/her signature.

The undersigned hereby certifies that on this _____ day of _____, 20_____, the facsimile signature of _____, Chairman of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT was affixed hereto as the official execution of this document. The undersigned further certifies that on this date, a copy of the document was delivered to the Chairman of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.

VIOLET VARONA-LUKENS, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

By _____
Deputy

(LACFCD-SEAL)

APPROVED as to form

LLOYD W. PELLMAN, County Counsel

By _____
Deputy

APPROVED as to title and execution,

_____, 20_____.

DEPARTMENT OF PUBLIC WORKS
Mapping & Property Management Division

MARTIN J. YOUNG
Supervising Title Examiner III

By _____

FLINT CANYON CHANNEL 36EX

87-RW 5.2 and 6

A.P.N. 5814-024-008 (Portion)

T.G. 535 (C5)

I.M. 174-217

Fifth District

M0221016

LEGAL DESCRIPTION

PARCEL NO. 36EX (Quitclaim of portion of easement):

That portion of that certain parcel of land in Lot 7, Block 2, Sheet 2, of Flintridge, as shown on map recorded in Book 26, pages 23 to 33, inclusive, of Maps, in the office of the Recorder of the County of Los Angeles, described as Parcel No. 36 in a Final Order of Condemnation, had in Superior Court Case No. 820631, a certified copy of which is recorded in Book D2962, page 541, of Official Records, in the office of said recorder, within the following described boundaries:

Beginning at a point in the easterly line of said lot, distant along said easterly line South 0°19'50" West 3.72 feet from the northeasterly corner of said lot; thence continuing along said easterly line South 0°19'50" West 45.27 feet; thence North 54°18'26" West 86.30 feet; thence North 87°40'10" West 12.00 feet to the beginning of a tangent curve concave to the north and having a radius of 115.50 feet; thence westerly along said curve through a central angle of 24°56'13", an arc distance of 50.27 feet to the westerly line of said lot; thence North 22°28'08" East along said westerly line, a distance of 8.93 feet to a point on a non-tangent curve concave to the north and having a radius of 135.00 feet, a radial of said last-mentioned curve to said last-mentioned point bears South 31°04'23" West; thence easterly along said last-mentioned curve through a central angle of 28°43'53", an arc distance of 67.70 feet; thence tangent to said last-mentioned curve South 87°39'30" East 19.45 feet; thence South 81°30'02" East 16.95 feet; thence South 2°20'30" West 13.40 feet; thence South 87°39'30" East 7.50 feet; thence North 2°20'30" East 12.60 feet; thence South 81°30'02" East 19.54 feet to the point of beginning.

Containing: 2,017" s.f.

EXHIBIT A

MAIL THIS DOCUMENT AND
TAX STATEMENT TO:

Angelo Joseph La Bruna , Jr. and
Linda J. La Bruna
P.O. Box 791
La Canada Flintridge, CA 91012

Space Above This Line Reserved for Recorder's Use

Document transfer tax is \$ _____
() computed on full value of property conveyed, or
() computed on full value less value of liens and
encumbrances remaining at time of sale
LOS ANGELES COUNTY FLOOD CONTROL DISTRICT

Assessor's Identification Number:
5814-024 (Portion)

By _____

QUITCLAIM DEED

For a valuable consideration, receipt of which is hereby acknowledged, the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic, hereinafter referred to as "District," does hereby remise, release, and forever quitclaim to ANGELO JOSEPH LA BRUNA, JR. and LINDA J. LA BRUNA, Trustees of the Angelo and Linda La Bruna 1989 Trust, created under Declaration of Trust dated December 7, 1989, hereinafter referred to as "Grantees," all its right, title, and interest in and to all that real property in the City of La Canada Flintridge, County of Los Angeles, State of California, described as Parcel 37EX.3 in Exhibit "A" attached hereto and by this reference made a part hereof.

EXCEPTING AND RESERVING all oil, gas, petroleum, and other hydrocarbons and minerals, but without right of entry to the surface of said land.

ALSO RESERVING TO DISTRICT, a perpetual easement, with the right to convey to others, for covered storm drain and appurtenant structures with ingress and egress purposes in, on, over, under, and across the real property in the City of La Canada Flintridge, County of Los Angeles, State of California, described as Parcel 37DA in said Exhibit "A".

Together with the further right to enter upon and to pass and repass over and along said easement and right of way and to deposit tools, implements, and other materials thereon by said District, its officers, agents, and employees and by persons under contract with it and their employees, whenever and wherever necessary for the purposes above set forth.

FLINT CANYON CHANNEL	37EX.3
Includes Parcel 37DA	
87-RW 5.2 and 6	
S.D. 5	M0221016

The herein quitclaim is subject to all matters of record and to the following, which Grantees understand to be a part of the consideration for the herein quitclaim and which Grantees, by the acceptance of this Quitclaim Deed, agree to keep and perform, viz:

1. District's easement for covered storm drain and appurtenant structures, as herein reserved, shall be paramount.
2. Grantees agree that they will not use the herein-described easement area inconsistent with said easement and that they will not perform or arrange for the performance of any construction or reconstruction work in, on, over, under, and across the land affected by said easement until the plans and specifications for such construction or reconstruction work shall have been first submitted to and been approved in writing by the Chief Engineer of the Los Angeles County Flood Control District. Such approval by District shall not be interpreted or inferred as an endorsement or approval as to the design, accuracy, correctness or authenticity of the information shown on the submitted plans and specifications. Furthermore, such approval cannot be relied upon for any other purpose or by any third party whatsoever. District does not accept ownership or responsibility for the improvements.
3. The terms, conditions, restrictions, reservations, and agreements contained in this instrument shall be binding upon Grantees their heirs, successors, and assigns.

Dated _____

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT,
a body corporate and politic

By _____
Chairman, Board of Supervisors of the
Los Angeles County Flood Control District

(LACFCD-SEAL)

ATTEST:
VIOLET VARONA-LUKENS, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

By _____
Deputy

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code which authorized the use of facsimile signatures of the Chairman of the Board on all papers, documents, or instruments requiring his/her signature.

The undersigned hereby certifies that on this _____ day of _____, 20_____, the facsimile signature of _____, Chairman of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT was affixed hereto as the official execution of this document. The undersigned further certifies that on this date, a copy of the document was delivered to the Chairman of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.

VIOLET VARONA-LUKENS, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

By _____
Deputy

(LACFCD-SEAL)

APPROVED as to form

LLOYD W. PELLMAN, County Counsel

By _____
Deputy

APPROVED as to title and execution, _____, 20_____. DEPARTMENT OF PUBLIC WORKS Mapping & Property Management Division MARTIN J. YOUNG Supervising Title Examiner III By _____

FLINT CANYON CHANNEL 37EX.3

Includes Parcel No. 37DA

87-RW 5.2 and 6

A.P.N. 5814-024-Riding & Hiking Trail

T.G. 535 (C5)

I.M. 174-217

Fifth District

M0221016

LEGAL DESCRIPTION

PARCEL NO. 37EX.3 (Quitclaim of portions of fee):

Part A:

That portion of that certain parcel of land in Lot 15, Block 20, Sheet 13, of Flintridge, in the City of La Canada Flintridge, County of Los Angeles, State of California, as shown on map recorded in Book 35, pages 47, 48, and 49, of Maps, in the office of the Recorder of said County, described in deed to LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, recorded in Book D4332, page 535, of Official Records, in the office of said recorder, within the following described boundaries:

Beginning at the northeasterly corner of Lot 7, Block 2, Sheet 2, of Flintridge, as shown on map recorded in Book 26, pages 23 to 33, inclusive, of said Maps; thence North 76°08'10" West 106.46 feet and North 56°27'40" West 21.38 feet along the northerly boundary of said last-mentioned lot to the most northerly corner of said last-mentioned lot; thence South 80°12'06" East 3.00 feet to a point on a non-tangent curve concave to the north and having a radius of 159.00 feet, a radial of said curve to said point bears South 15°11'26" West; thence easterly along said curve through a central angle of 16°00'59", an arc distance of 44.45 feet; thence non-tangent to said curve North 84°51'17" East 32.53 feet to the beginning of a tangent curve concave to the south and having a radius of 50.00 feet; thence easterly along said last-mentioned curve through a central angle of 8°02'37", an arc distance of 7.02 feet; thence tangent to said last-mentioned curve South 87°06'06" East 20.50 feet to a point on a non-tangent curve concave to the southwest and having a radius of 23.50 feet, a radial of said last-mentioned curve to said last-mentioned point bears North 17°20'21" East; thence southeasterly along said last-mentioned curve through a central angle of 48°52'40", an arc distance of 20.05 feet to the westerly line of Woodleigh Lane, 50 feet wide, as shown on said last-mentioned map; thence South 0°19'50" West along said westerly line, a distance of 20.34 feet to the point of beginning.

Containing: 2,091" s.f.

Part B:

That portion of that certain parcel of land in Lot 6 of above-mentioned Block 2, Sheet 2, of Flintridge, described in deed to LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, recorded in above-mentioned Book D4332, page 535, within the following described boundaries:

Beginning at the most northerly corner of above-mentioned Lot 7; thence South 22°28'08" West along the westerly line of said last-mentioned lot, a distance of 17.06 feet to the southerly line of said parcel of land; thence North 89°44'00" West along said southerly line, a distance of 2.16 feet; thence parallel with said westerly line, North 22°28'08" East 17.06 feet; thence South 89°44'00" East 2.16 feet to the point of beginning.

Containing: 34± s.f.

PARCEL NO. 37DA (Reservation of easement for covered storm drain and appurtenant structures with ingress and egress purposes):

RESERVING to the Grantor, with the right to convey to others, an easement for covered storm drain and appurtenant structures with ingress and egress purposes in, over and across the above-described Parts A and B of PARCEL NO. 37EX.3.

Containing: 2,125 ± s.f.

EXHIBIT A